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**Inland Wetlands Application
Proposed Middletown High School
Wilderman's Way**

JULY 23, 2004

HRP

Associates, Inc.

Return to:
Inland Wetlands and Watercourses Agency
Municipal Building, Room 202
245 deKoven Drive
Middletown, Connecticut 06457

For Agency Use Only:

Application Fee

Received \$

Date Prepared

By Date

CITY OF MIDDLETOWN
INLANDWETLANDS AND WATERCOURSES AGENCY
APPLICATION FOR
INLAND WETLANDS AND WATERCOURSES ACTIVITY
(Applicant to complete all information in Items 1-15 -
applications for significant activities should attach additional
sheets for Item 16)

* 1. Applicant Name:	* 2. Property Owner	*
* Middletown High School Building	* (If different than applicant)	*
* Committee	* City of Middletown	*
* Dr. David Larson, Chairman	* Honorable Domenique S. Thornton, Mayor	*

* Telephone during	* Telephone during	*
* business hours:	* business hours:	*
* (860) 236-8640	* (860) 344-3401	*

* Mailing Address:	* Mailing Address:	*
* Middletown High School Bldg. Committee		*
* City Hall		*
* 245 deKoven Dr., Middletown, CT 06457		*

* 3. Applicant's Interest in	* 4. Exact Location of Property:	*
* Property: (Circle one)	* (include Assessor's Map,	*
* Owner Developer	* Block, and Lot Number)	*
* Option Holder	* Wilderman's Way, off Newfield Street	*
* Other (describe)	* Assessor's Map 10	*
* Agent of Owner	* Block 11-1	*
	* Lot Number 20, 22A, 24	*

* 5. Summary Description of Proposed Activity: Project consists of constructing *
* a 256,020 SF high school, 26,000 SF VO-AG facility, and associated *
* athletic fields, running track, driveways and parking areas. *
*

* 6. Purpose of Proposed Activity: The current high school on Hunting Hill *
* Avenue is overcrowded and is limited in its capacity to meet current *
* curriculum requirements and enrollment. The "High School Feasibility *
* Study," (2001) documented the need for a new facility. *

* 7. Activity Location and site plan showing existing and
* proposed conditions in relation to wetlands and
* watercourses. Location of activity should be shown
* on the City's wetland maps.
*

* Number of acres of wetlands (or portion thereof) on the
* property: 39.7 ac (city wetland maps) 38.5 ac (flagged by soil
* scientist and field located)*

* Total acreage of wetlands or linear feet of watercourse
* to be altered: See Item #7 Attachment
*

* Total area of impacted, regulated area: See Item #7 Attachment

* 8. Estimated Time land will be disturbed during construction: Two year
* construction period
*

* 9. Check applicable activities occurring within 0-50 feet from
* wetland or watercourse:
*

* Removal ☒ Discharge Storm Water
* Specify Type

* Filling ☒
*

* Surface Water Diversion
*

* Paving ☒
*

* Vegetation Removal ☒ Other Wetland Mitigation
* Specify Type

* 10. Explain in detail extent of any activity checked above
* and type of material:
*

* See Item #10 Attachment
*

* 11. Explain what alternatives have been considered in
* connection
*

* See Item #11 Attachment
*

* 12. Identify any other local, State or Federal permits
* previously issued or that will be required for work on the
* property. A. CT DEP 401 Water Quality Certification
* B. CT DEP Flood Management Certification
* C. US Army Corps of Engineers 404 Permit

* * * * *

* 13 77 1 140

- *
*
*
*

- [Signature]
Applicant
- 7/6/04
Date
- *
*
*
*
*

Authorized Agent _____ Date _____

- Owner's Authorization _____ Date 7/6/04

- *****

City of Middletown Wetlands Application
Proposed Middletown High School
Wilderman's Way
July 6, 2004

CERTIFICATION

The Applicant, Middletown High School Building Committee, certifies that:

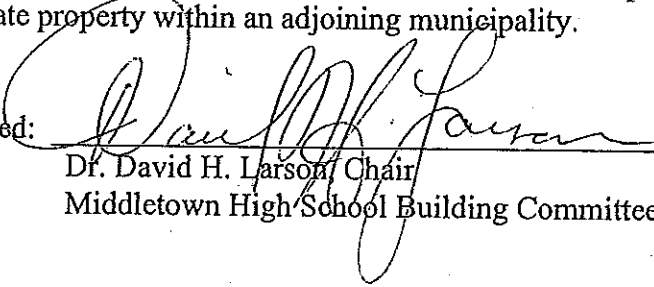
No portion of the property, on which the regulated activity is proposed, is located within 500 feet of the boundary of an adjoining municipality.

Traffic attributable to the completed project on the site will *not* use streets within an adjoining municipality to enter or exit the site.

Sanitary sewage and stormwater runoff from the project site will *not* flow through or impact the sanitary or storm sewer system within an adjoining municipality.

Stormwater runoff from the improved site will *not* impact streets or other municipal or private property within an adjoining municipality.

Signed:


Dr. David H. Larson, Chair
Middletown High School Building Committee

CITY OF MIDDLETOWN WETLANDS APPLICATION
 PROPOSED MIDDLETOWN HIGH SCHOOL
 WILDERMAN'S WAY
 (hrp #dec-0004.wm)

July 23, 2004

Abuffers List

Dorothy C. Reiman 126 Aspen Drive Middletown, CT 06457	Myra Moskowitz, et. al. 238 Marle Street Bristol, CT 06010
Pietro B. & Guiseppa Spada 136 Aspen Drive Middletown, CT 06457	Quail Run Village Condominiums Meadow Management PO Box 192 Cromwell, CT 06416
John D. & Lisa A. Ducharme 146 Aspen Drive Middletown, CT 06457	William R. & Claudette A. Sadlowski 609 Newfield Street Middletown, CT 06457
Andrew M. & Heidi K. Prestash 85 Blacksmith Drive Middletown, CT 06457	Judith A. & Paul J. Schiraldi 675-1 Newfield Street Middletown, CT 06457
Robert E. & Virginia M. Hodge 3 Hemlock Place Middletown, CT 06457	Peter B. & Joan L. Nelson 717 Newfield Street Middletown, CT 06457
Richard B. & Naomi R. Kamins 15 Hemlock Place Middletown, CT 06457	Joseph & Maria Morello 737 Newfield Street Middletown, CT 06457
Patrick J. & Elizabeth Strong 27 Hemlock Place Middletown, CT 06457	Emma L. Ewald 759 Newfield Street Middletown, CT 06457
Gerald L. & Ange A. Ganbois 39 Hemlock Place Middletown, CT 06457	769 Newfield Street LLC 769 Newfield Street Middletown, CT 06457
Joseph P. & Elaine P. Spatt 49 Hemlock Place Middletown, CT 06457	Karwid LLC 779 Newfield Street Middletown, CT 06457
Craig & Brenda P. Michanczyk 61 Hemlock Place Middletown, CT 06457	Karwid LLC 807 Newfield Street Middletown, CT 06457
Richard J. Wall III 71 Hemlock Place Middletown, CT 06457	Charlene P. Kroll 823 Newfield Street Middletown, CT 06457
David L. & Gail C. Lawrence 81 Hemlock Place Middletown, CT 06457	Guiheen Revocable Living Trust 86 Talcott Avenue Vernon, CT 06066
Charles R. & Kathleen Van Hoesen 91 Hemlock Place Middletown, CT 06457	William G. King 458 Ridgewood Road Middletown, CT 06457
United States Army Office of the Chief of Public Affairs 1500 Army Pentagon Washington, DC 20310-1500	

City of Middletown
Inland Wetlands & Watercourses Application
Proposed Middletown High School
Wilderman's Way
July 23, 2004

ATTACHMENT FOR ITEM #7.

a. Wetlands

Wetland to be altered:	0.85 acre
'Upland Review Area' within 50 feet:	<u>7.60 acre</u>
Total Regulated Area:	8.45 acre

b. Watercourses

Watercourse (i.e. man-made drainage ditches) to be altered:	1,039 linear feet
'Upland Review Area' within 50 feet:	2.25 acre

c. Mitigation Ratio

Mitigation Area proposed:	2.25 acre
<u>Wetland to be altered:</u>	<u>0.85 acre</u>
Mitigation to Impact Ratio:	2.65 : 1.00*

* Other proposed mitigating features include:

- a) A 12.39-acre Conservation Easement surrounding the vernal pools and other wetland depressions in the northwest quadrant.
- b) A 5.8-acre Conservation Easement joining the portions of W1B and W1C that are north and south of Mitigation Area 'C'.
- c) Particle separators prior to each of four (4) significant stormwater outlets for stormwater treatment.
- d) Water Quality Ponds provided at both of the two (2) principal outlets for stormwater treatment.

City of Middletown Wetlands Application
Proposed Middletown High School
Wildermans Way
July 23, 2004

ATTACHMENT FOR ITEM 10.

⁽¹⁾ Wetland Area & Type	⁽²⁾ Wetland Impact No.	Description of Impacted Area	Type of Activity	Quantity of Fill to Be Placed	Materials to Be Placed
W1A Seasonally Saturated Deciduous Wooded Swamp	W1A-1 (3,871 ft ²)	Man-made drainage ditch	Removal of vegetation; filling for track & field area.	3135 cy	• Clean fill
	W1A-2 (17,974 ft ²)	Man-made drainage ditch (southern portion) Wooded swamp (northern portion)	Removal of vegetation; filling for north parking, bus loop.	6640 cy	• Clean fill • Sub-base • Pavement
	W1B-1 (1,196 ft ²)	East Swamp Brook banks	Disturbance associated with culvert replacement.	None	• Salvage & reuse native material • Pre-cast Concrete culvert • Erosion Control Matting
W1B Seasonally Saturated Deciduous Wooded Swamp	W1B-2 (143 ft ²)	Herbaceous/scrub area associated with wooded swamp	Side slope associated with fill for northeast baseball & practice fields.	5 cy	• Clean fill
	W1B-3 (1246 ft ²)	East Swamp Brook banks	Disturbance associated with culvert replacement.	20 cy	• Fill - Reclaimed native material • Pre-cast Concrete culvert • Erosion Control Matting
	W1C-1 (1144 ft ²)	East Swamp Brook banks	Disturbance associated with culvert replacement.	None	• Salvage & reuse native material • Pre-cast Concrete culvert • Erosion Control Matting
W1C Seasonally Saturated Deciduous Wooded Swamp	W1C-2 (679 ft ²)	Densely vegetated thicket	Grading associated with turning lane.	20 cy	• Clean fill
	W10-1 (10,682)	Man-made drainage swale	Removal of vegetation; filling for building & parking area	900 cy	• Clean fill

⁽¹⁾ Impact Area numbers correspond to the delineated wetlands shown on the "Wetland and Soils Map", an attachment to the October 29, 2003 *Wetlands Report* Middletown High School, prepared by CT Ecosystems LLC.

⁽²⁾ Impact Area numbers are shown on the "Wetland Application Key Map", an attachment to the *Site Plan Report*.

City of Middletown Wetlands Application
Proposed Middletown High School
Wildermans Way
July 23, 2004

ATTACHMENT FOR ITEM #11.

Siting Alternatives

In May 2001, a feasibility study was commissioned by the City of Middletown's Board of Education Building Committee to evaluate three sites for possible development of the new City high school. The sites were evaluated based on the educational requirements and specifications for the projected student enrollments. These sites were selected by the Committee based on a screening of potential properties containing a minimum usable area of 30 acres.

1. Existing Middletown High School (MHS) – demolition of existing structures and all new construction.
2. Woodrow Wilson Site.
3. Long Hill Road Site – Property owned by the State of Connecticut.

In November 2001, an additional site was added to the list for the feasibility study.

4. East Street – Site consisting of two privately owned properties utilized as farmland.

Subsequently, the Long Hill Road site was determined to be incapable of meeting the area requirements due to its steep slopes and extensive wetlands. Next, four viable options were presented to the Board for consideration as follows:

1. Existing MHS site as all new construction – possibly on the western portion
2. Existing MHS site as a combination of new construction and renovation of parts of the present school, to make a complete, cohesive facility
3. Woodrow Wilson Site
4. East Street Site

In selecting the final building site, the Board considered regulatory issues including wetland impacts, zoning implications and neighborhood impacts as well as the need for an improved educational setting for the City's 1400 high school-aged youth. The Woodrow Wilson site offered the best alternative with respect to size, boundary configuration, topography, environmental constraints, expansion potential and the overall capacity of the property to meet the educational specifications required for the new school.

In June 2003, a City referendum was held and the public approved the project as proposed at the Woodrow Wilson site.

The pre-referendum (April 2003) layout of the facility was premised on the City's topographic and wetland maps. In August 2003, Ed Pawlak, a certified soil scientist, flagged wetlands and their locations became an important consideration during the subsequent process of developing a site layout between August & November 2003. That layout was the basis for IWWA Application #03-22, which in April 2004 was denied by the agency.

City of Middletown Wetlands Application
Proposed Middletown High School
Wildermans Way
July 23, 2004

Alternatives at the Selected Site

As mentioned above, a previous layout for the Wilderman's Way site, IWWA Application 03-22, was proposed by the Building Committee in late 2003. As part of the public hearing process, alternative plans were presented to the IWWA. The table below, *Alternatives Summary*, lists the principal alternate plans for the site and the key statistics for each with respect to wetland impact and mitigation. The table represents the overall planning process from September 2003 to July 2004. As seen in the 4th, and 7th (of 7 total) columns, this process has been one of continuously decreasing the wetland impacts and increasing the ratio of mitigation to impact.

It should be noted that the watercourse impacts on the site were consistent through all of the options associated with 03-22 (1199 linear feet of man-made interceptor & drainage ditch). The current application proposes 1039 linear feet of impact to the same two ditches.

In support of the summary, copies of drawings showing the alternative layouts for Item Nos. 1-6 are attached. Item No. 7 can be found in the current application documents

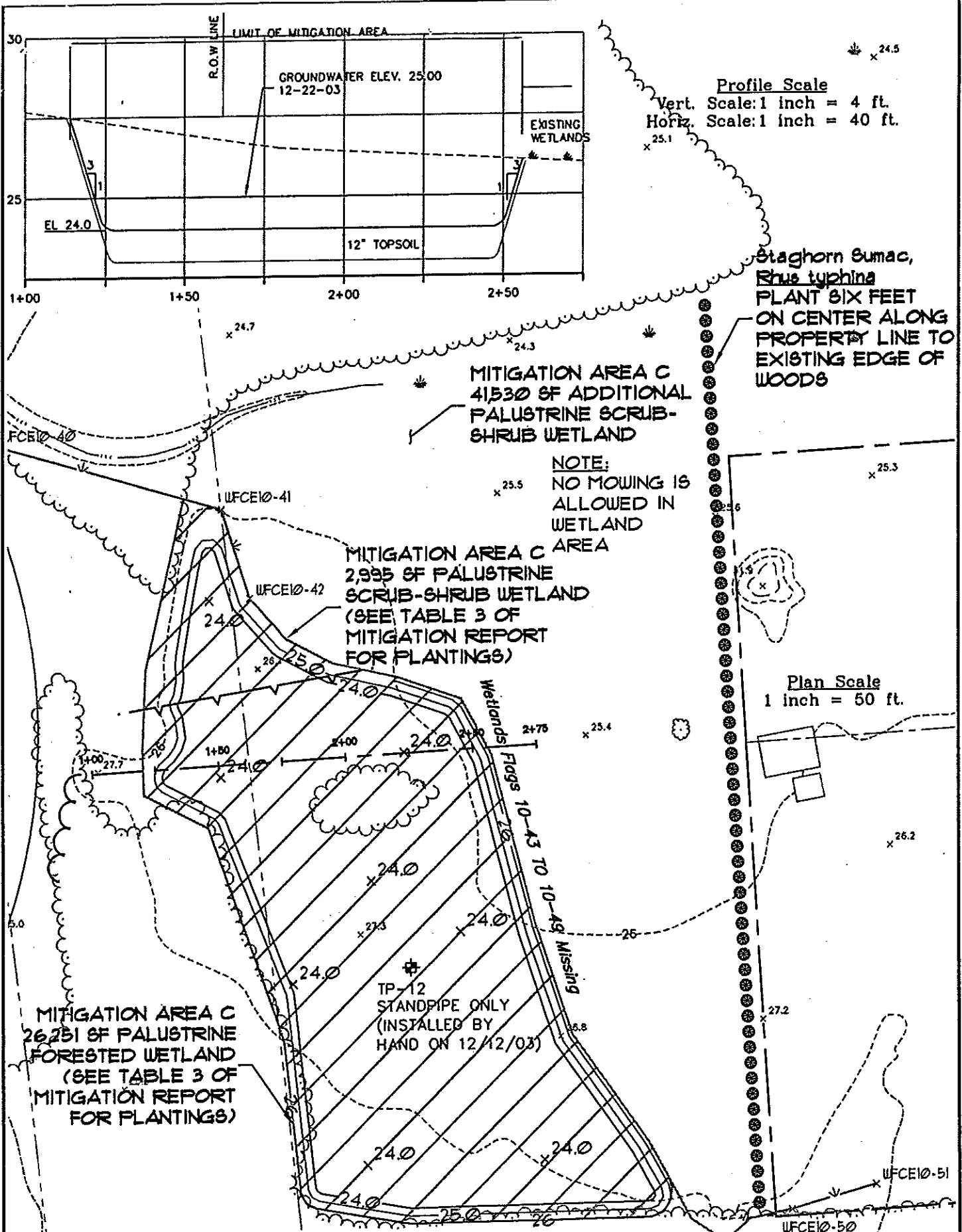
Throughout the site planning process, beginning in September 2003, the design team has endeavored to avoid or minimize wetland impacts while considering other important design criteria, as listed below.

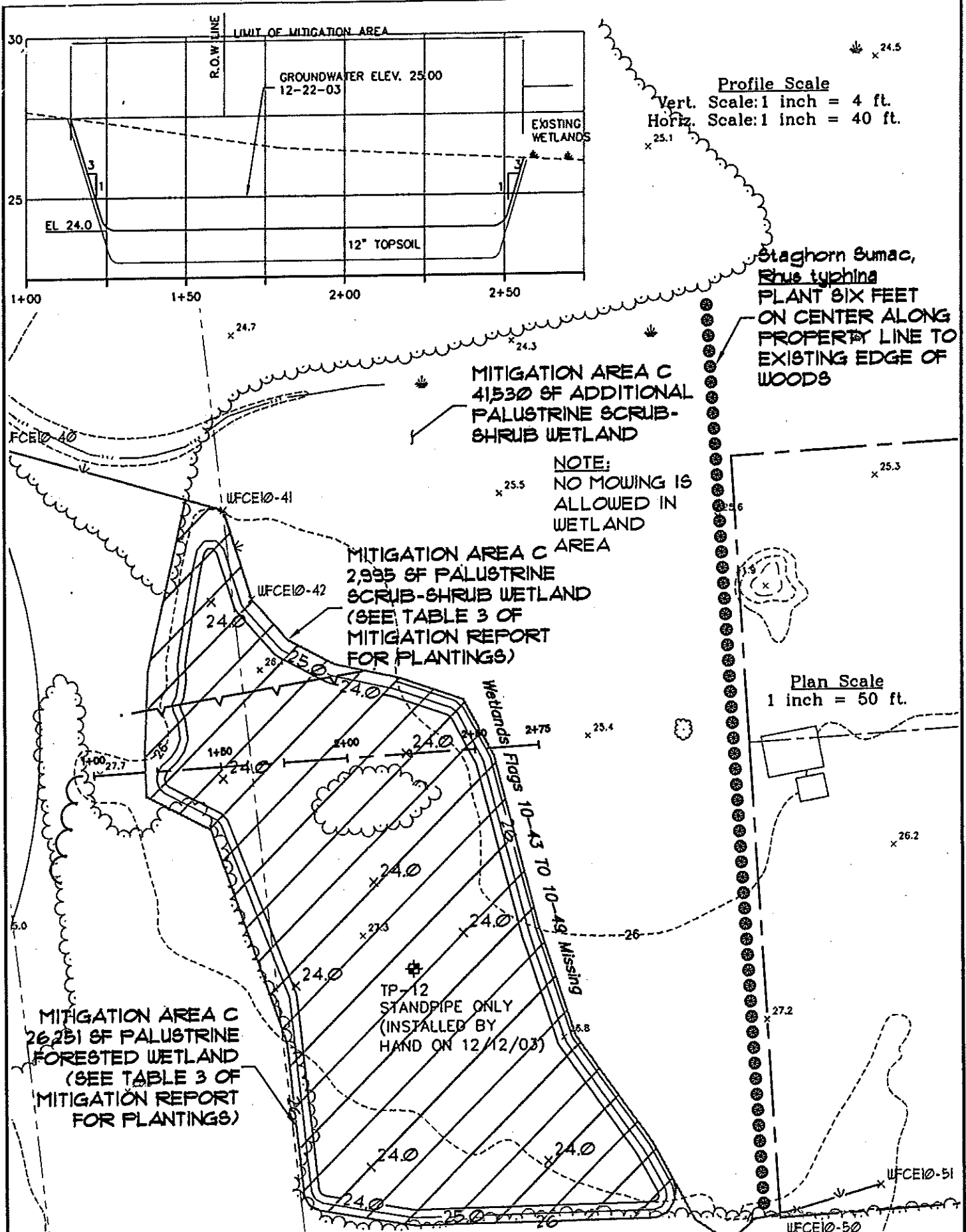
- Safety and security
- Vehicular and pedestrian access
- Utilities
- Drainage and traffic patterns
- Conservation of valuable natural resources
- Educational specifications established by the Building Committee

To the extent that unavoidable wetland impacts were necessary to accommodate both the limiting and required site features, a comprehensive mitigation plan has been prepared and is presented as a separate document attached to this application.

City of Middletown Wetlands Application
Proposed Middletown High School
 Wildermans Way
 July 23, 2004

Alternatives Summary – IWWA Application – Middletown High School						
No.	Date	Description	Total Impact (acres)	Total Mitigation (acres)	Mitigation to Impact Ratios	
					Total Mitigation to Total Impact Area	Habitat Mitigation to Total Impact Area
1	9-30-03	Working Draft	1.99	1.04	0.52 to 1.0	0.52 to 1.0
2	11-20-03	IWWA Application	1.80	2.05	1.14 to 1.0	0.72 to 1.0
3	12-23-03	Revised IWWA Application	1.77	2.09	1.18 to 1.0	0.73 to 1.0
4	2-27-04	Expanded MIT 'C'	1.77	3.04	1.72 to 1.0	1.27 to 1.0
5	3-24-04	Bus Loop Alt. L-1	1.22	2.82	2.31 to 1.0	1.84 to 1.0
6	3-24-04	Bus Loop Alt. L-2	1.31	2.82	2.15 to 1.0	1.72 to 1.0
7	7-23-04	IWWA Application	0.85	2.25	2.65 to 1.0	2.65 to 1.0





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 and Hydrogeology
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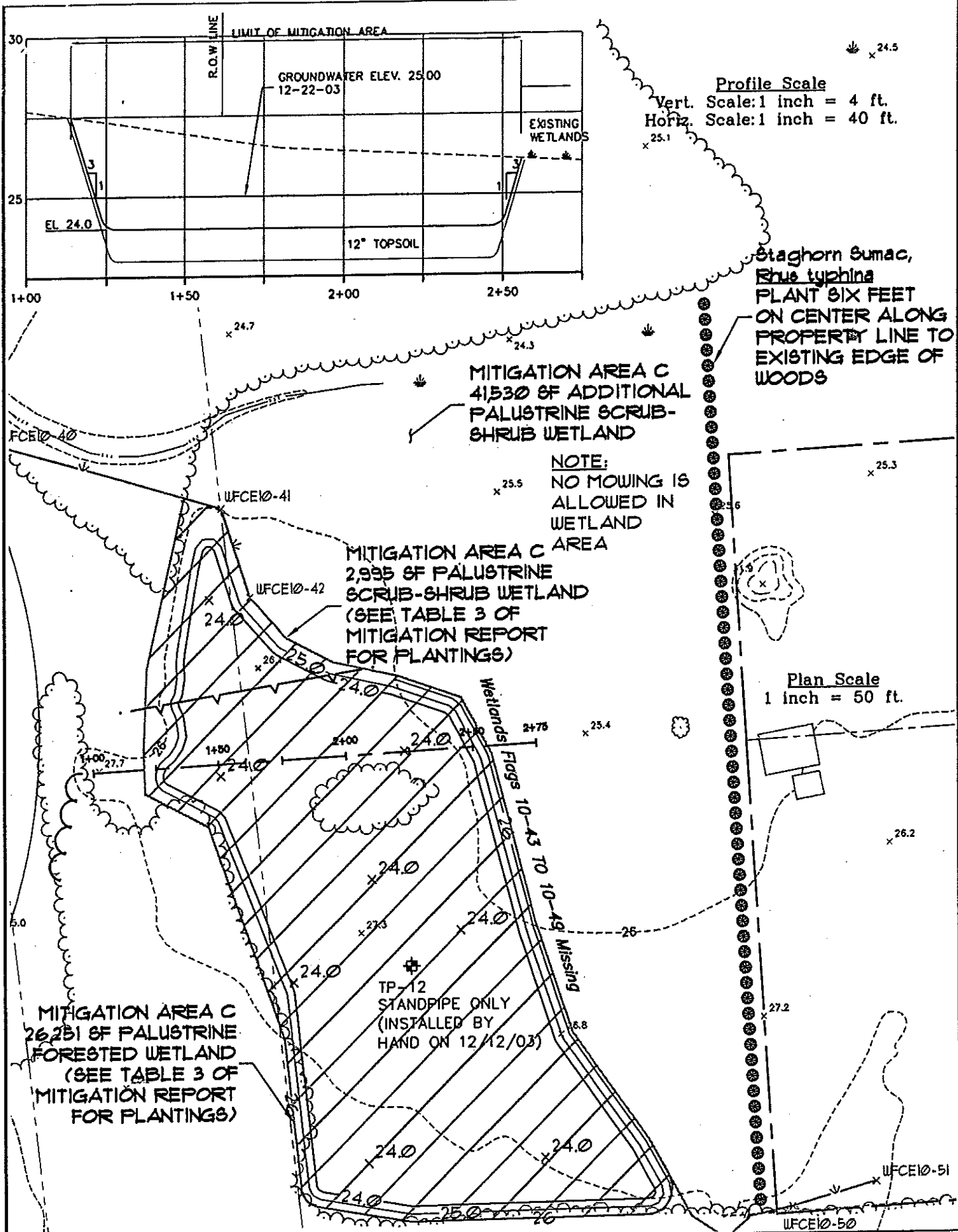
MIDDLETOWN HIGH SCHOOL & VO-AG CENTER
 MITIGATION AREA C

APPLICANT:
 MIDDLETOWN HIGH SCHOOL BUILDING COMMITTEE

DATE: DECEMBER 22, 2003
 REVISED: 02-27-04

HRP PROJECT NO.
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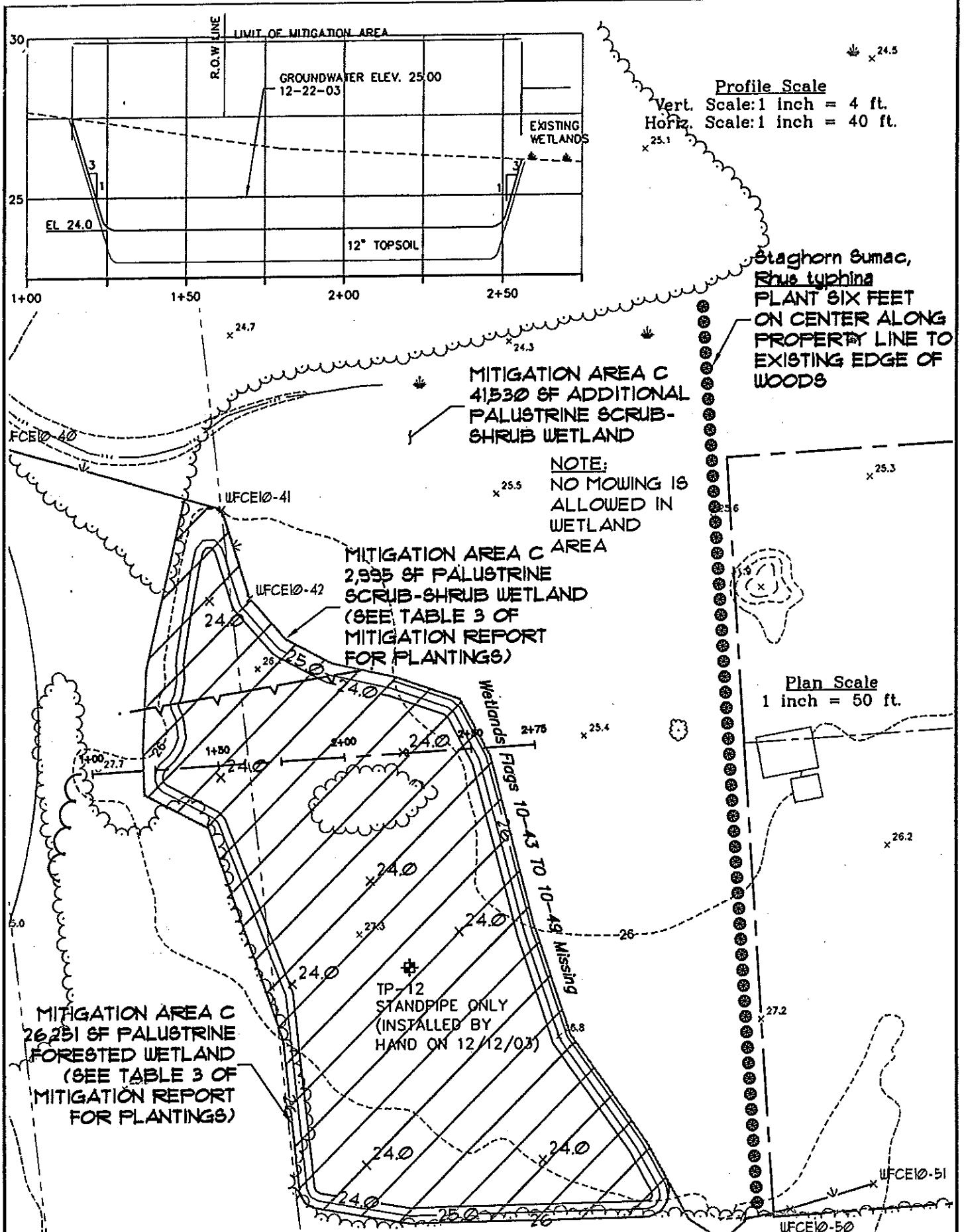
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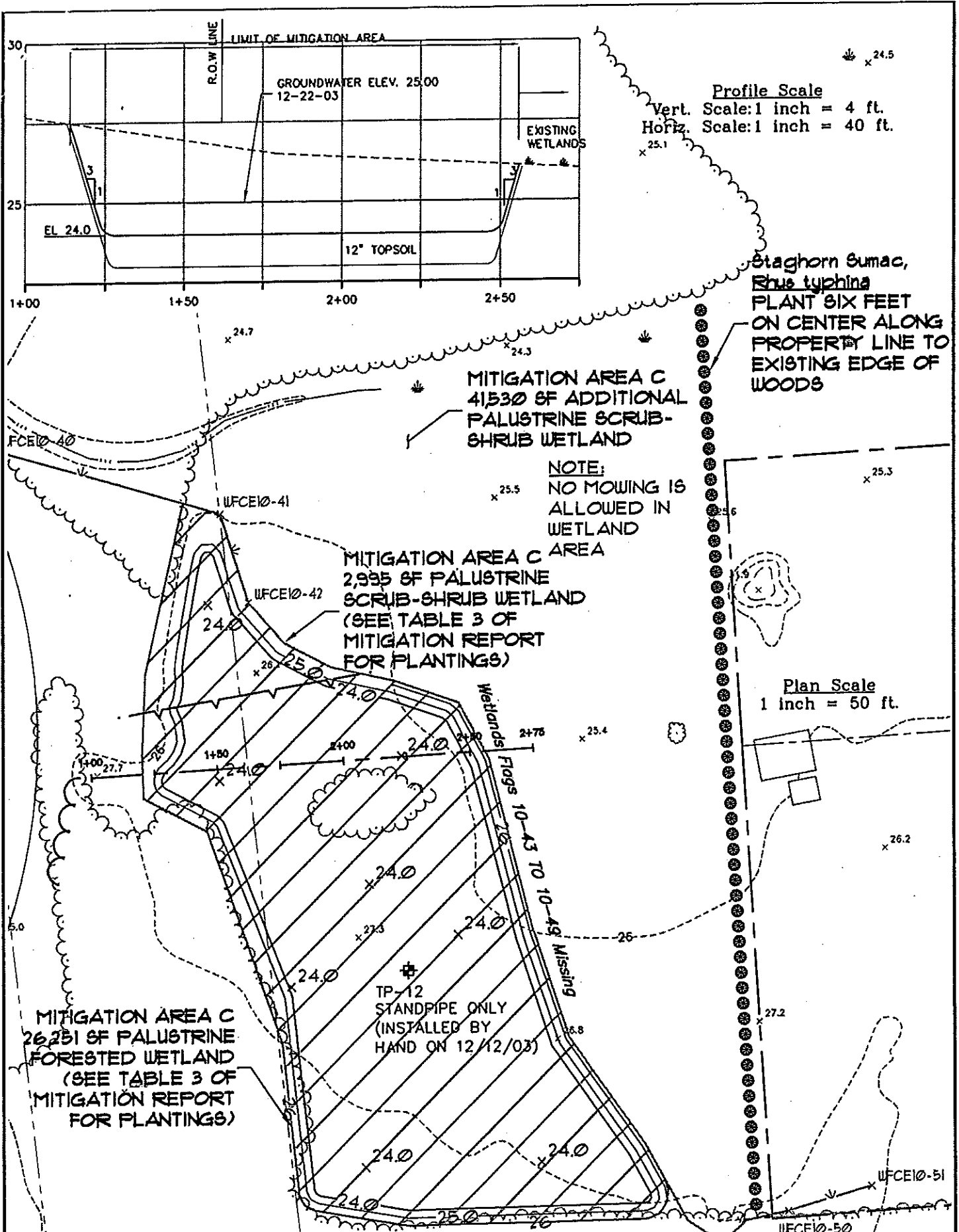
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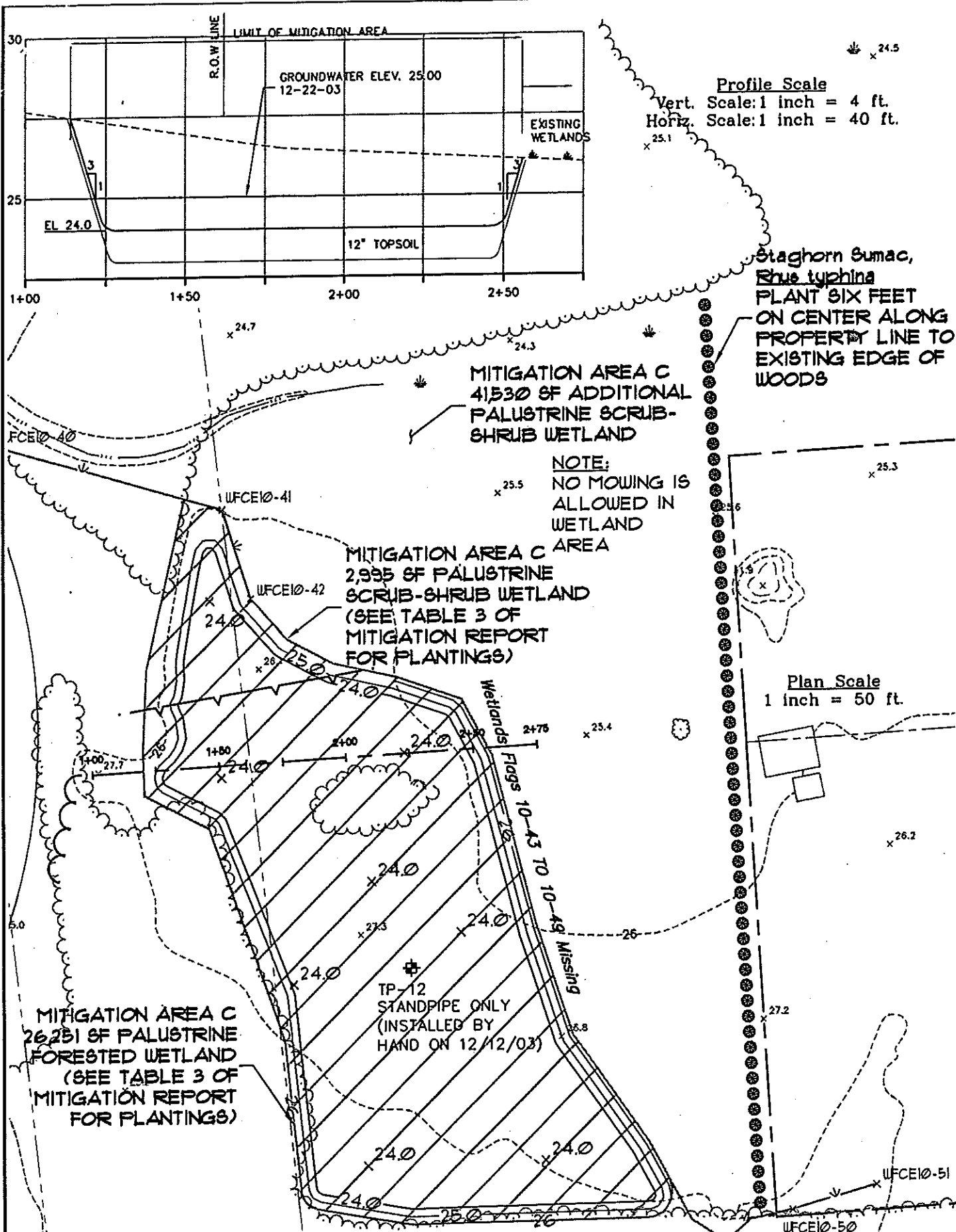
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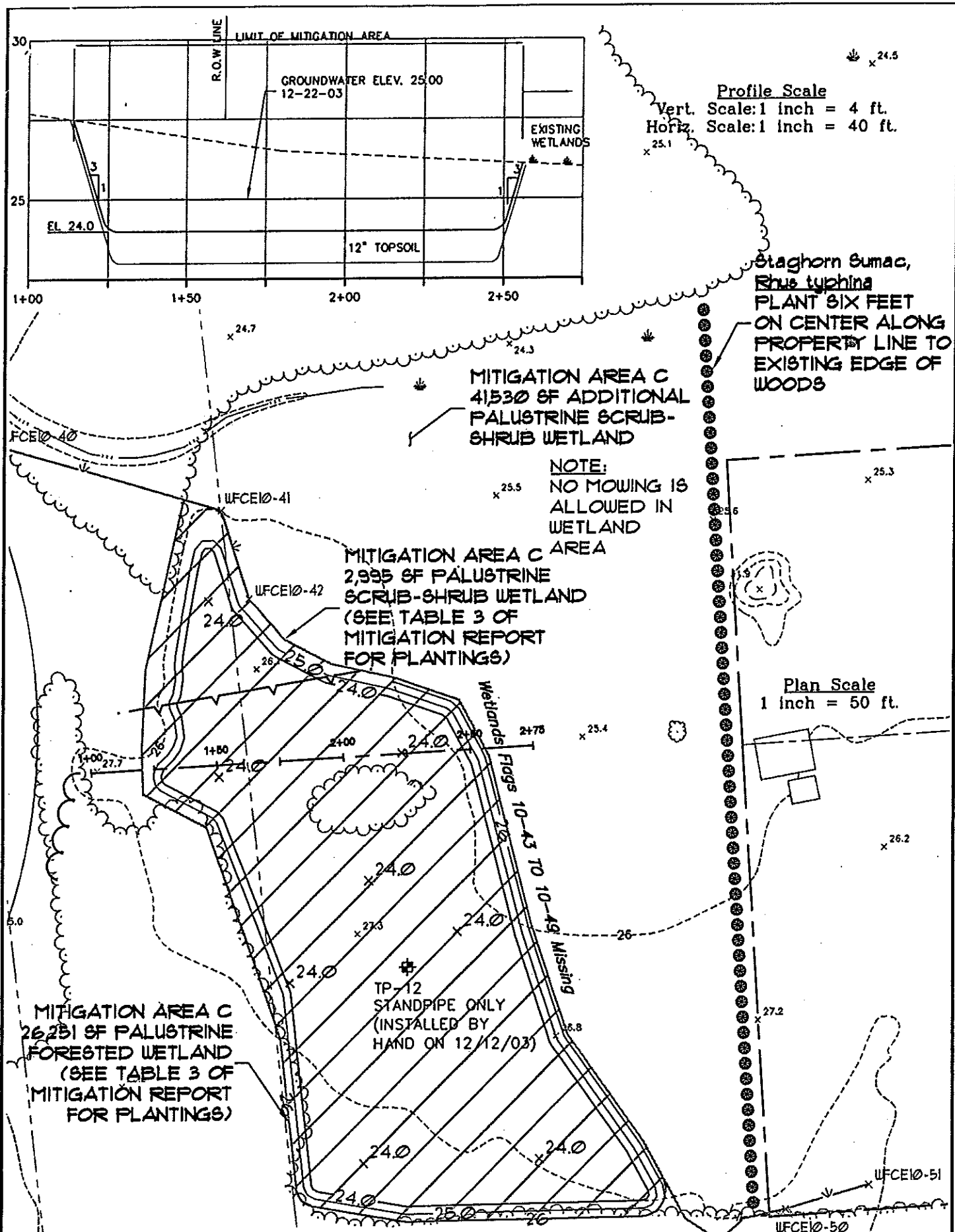
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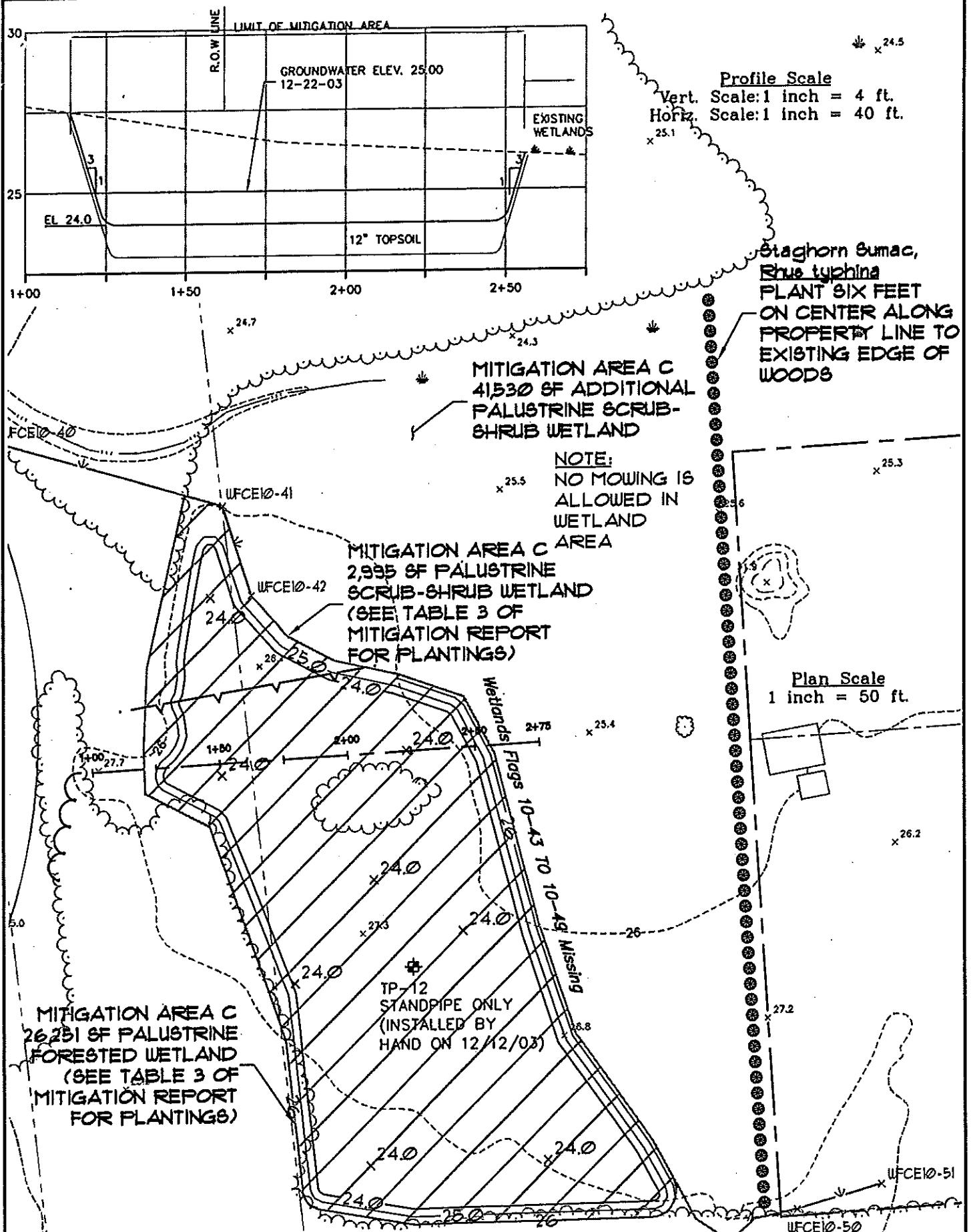
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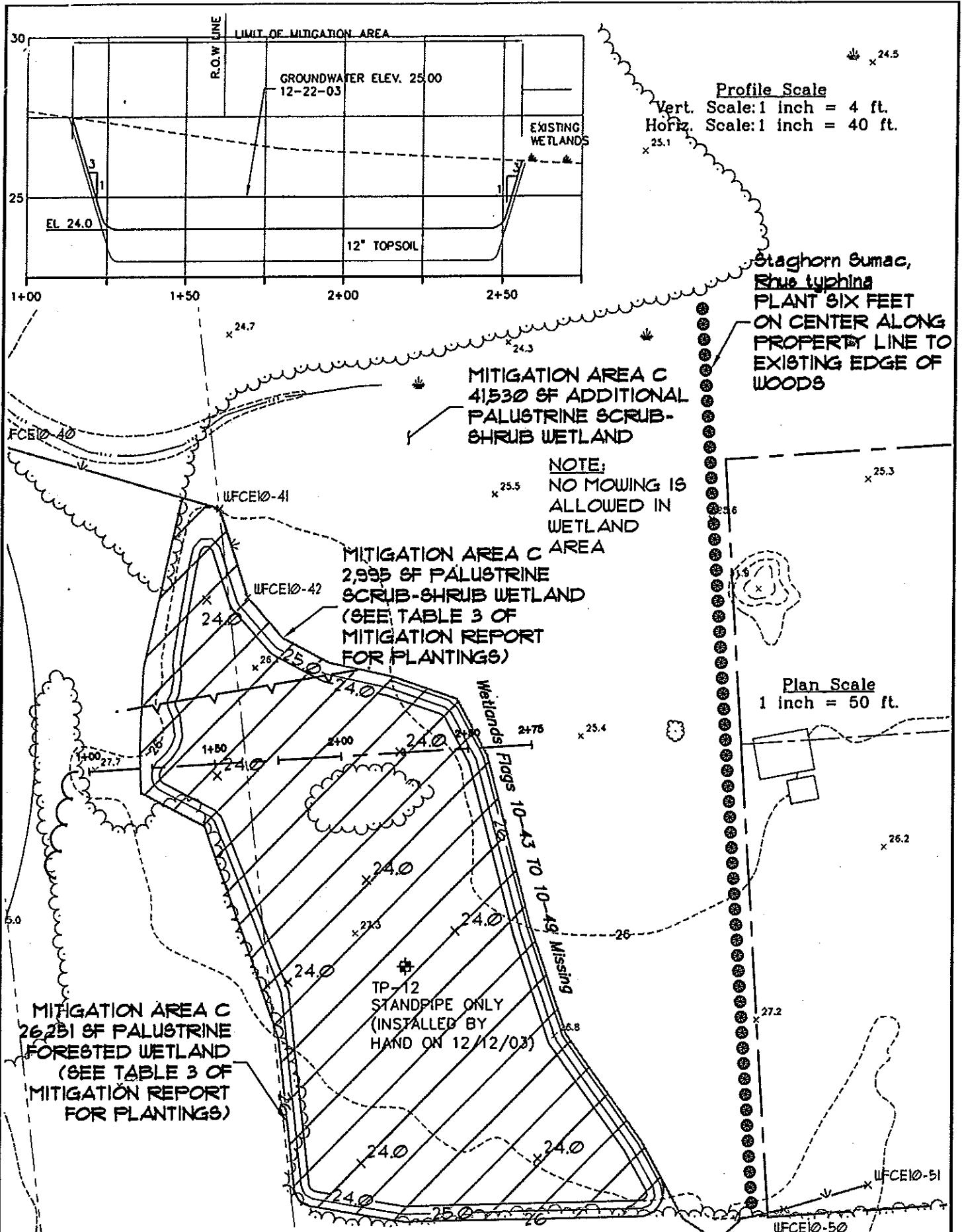
MIDDLETOWN HIGH SCHOOL & VO-AG CENTER
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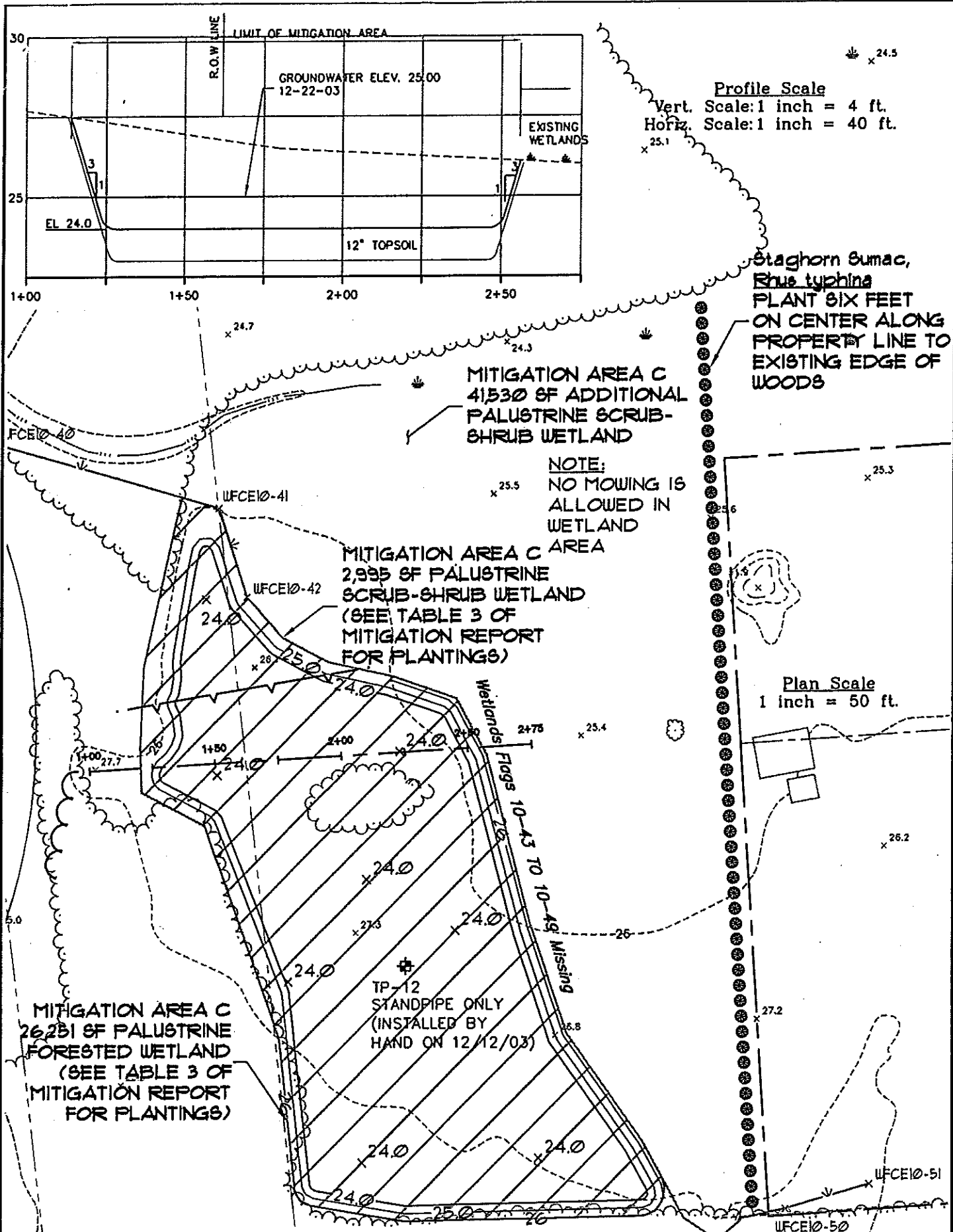
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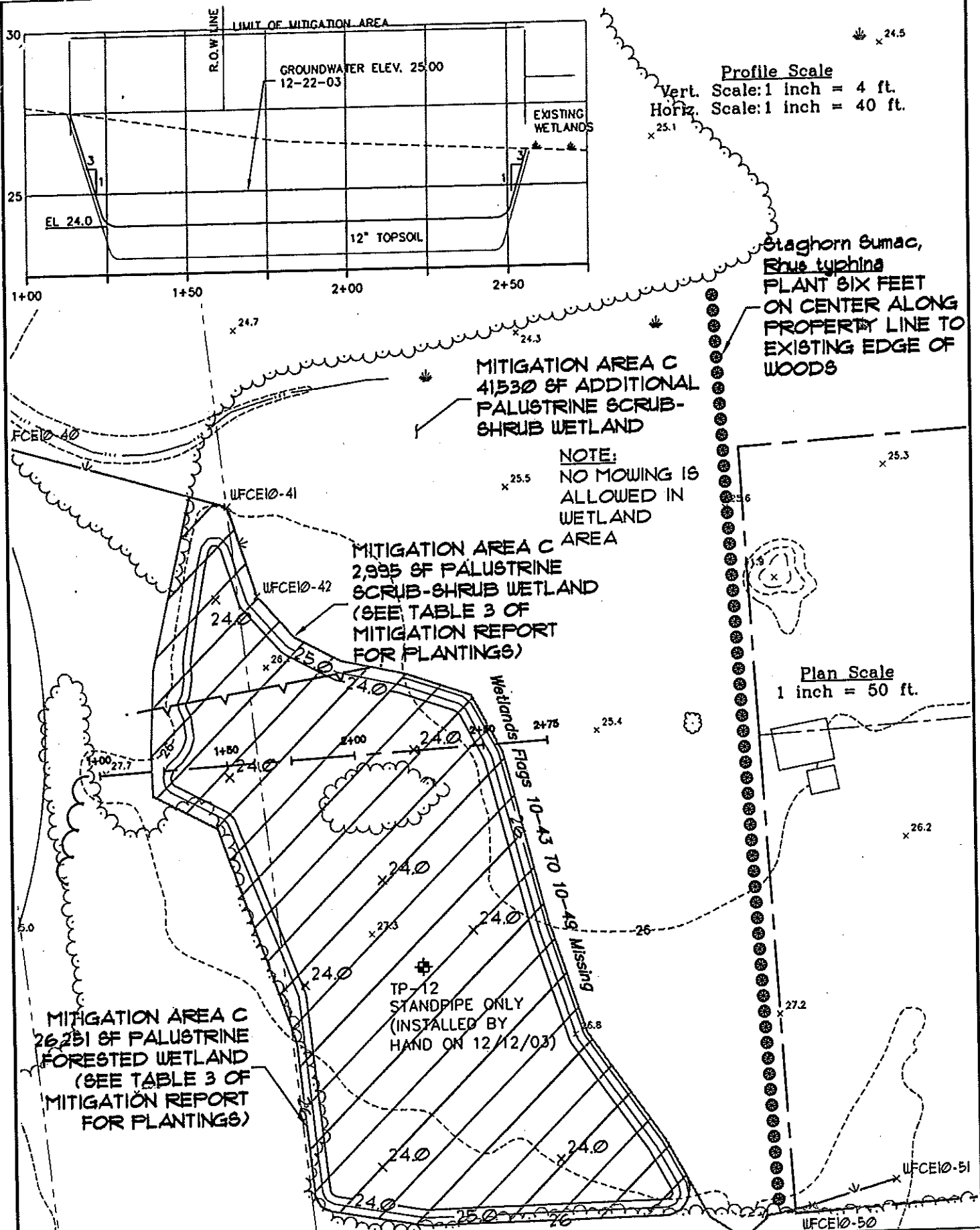
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HRP ASSOCIATES, INC. Environmental/Civil Engineering and Hydrogeology Plainville, CT 06062	MIDDLETOWN HIGH SCHOOL & VO-AG CENTER MITIGATION AREA C APPLICANT: MIDDLETOWN HIGH SCHOOL BUILDING COMMITTEE	DATE: DECEMBER 22, 2003 REVISED: 02-27-04 HRP PROJECT NO. DEC0002.PC
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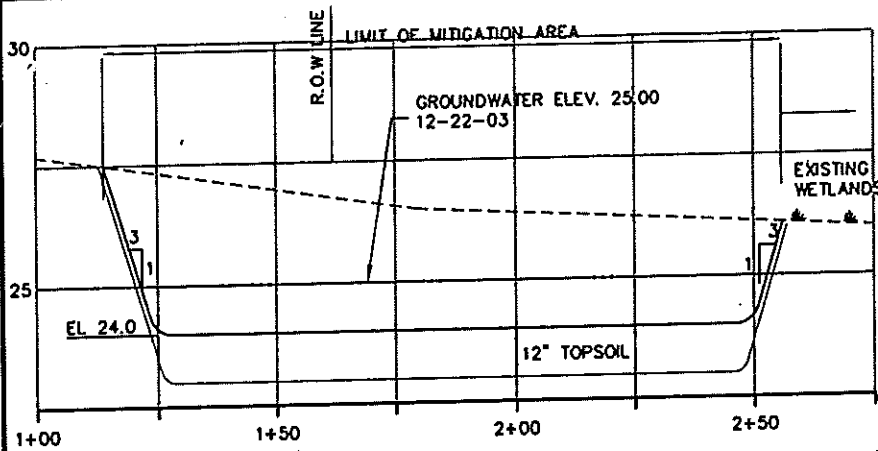
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Profile Scale
 Vert. Scale: 1 inch = 4 ft.
 Horiz. Scale: 1 inch = 40 ft.

Staghorn Sumac,
 Rhus typhina
 PLANT SIX FEET
 ON CENTER ALONG
 PROPERTY LINE TO
 EXISTING EDGE OF
 WOODS

MITIGATION AREA C
 41,530 SF ADDITIONAL
 PALUSTRINE SCRUB-
 SHRUB WETLAND

NOTE:
 NO MOWING IS
 ALLOWED IN
 WETLAND
 AREA

MITIGATION AREA C
 2,935 SF PALUSTRINE
 SCRUB-SHRUB WETLAND
 (SEE TABLE 3 OF
 MITIGATION REPORT
 FOR PLANTINGS)

Plan Scale
 1 inch = 50 ft.

MITIGATION AREA C
 26,251 SF PALUSTRINE
 FORESTED WETLAND
 (SEE TABLE 3 OF
 MITIGATION REPORT
 FOR PLANTINGS)

TP-12
 STANDPIPE ONLY
 (INSTALLED BY
 HAND ON 12/12/03)

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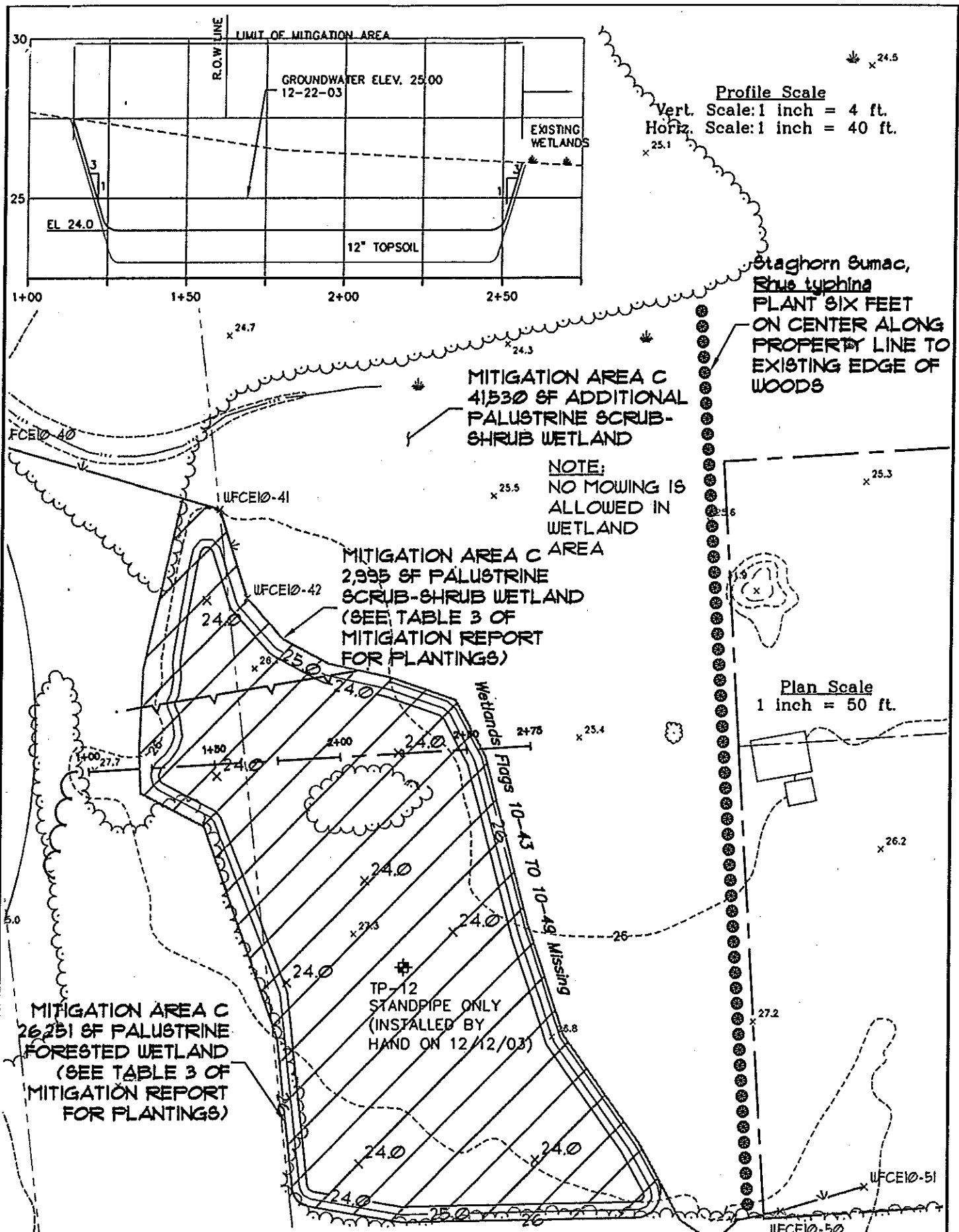
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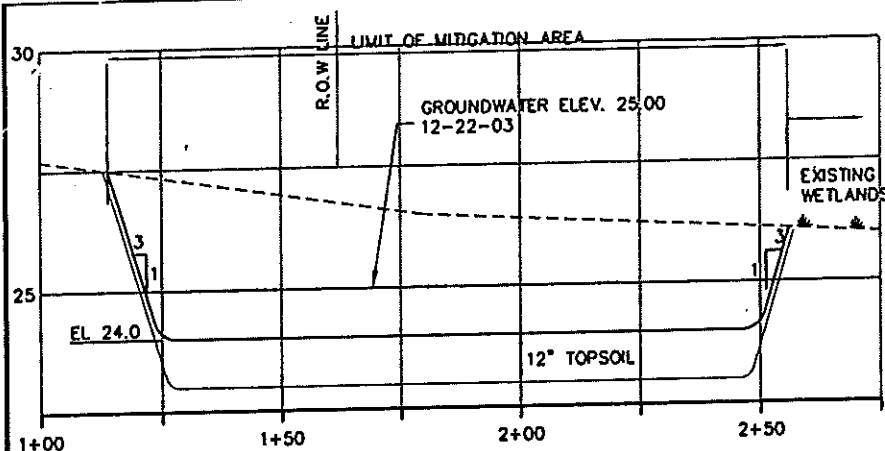
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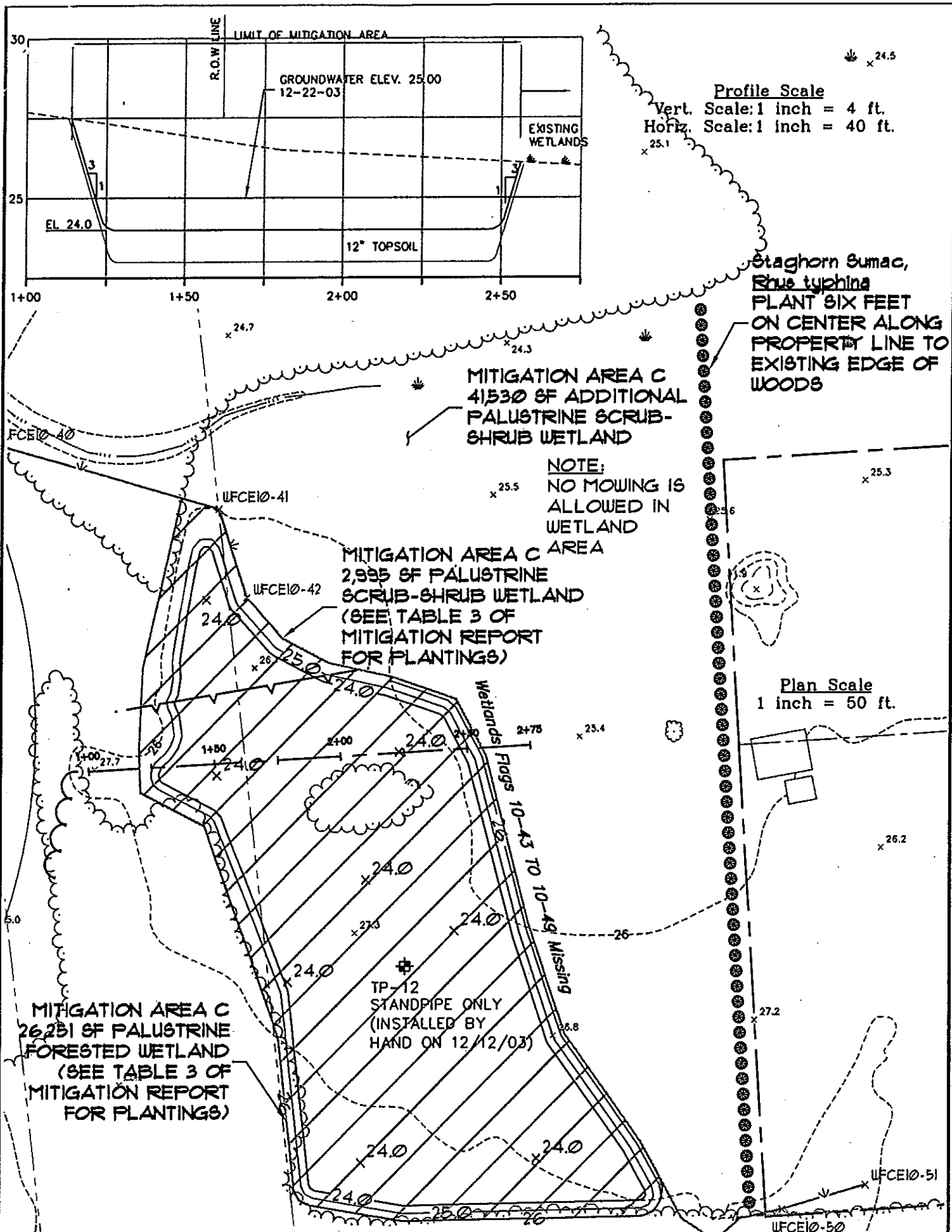
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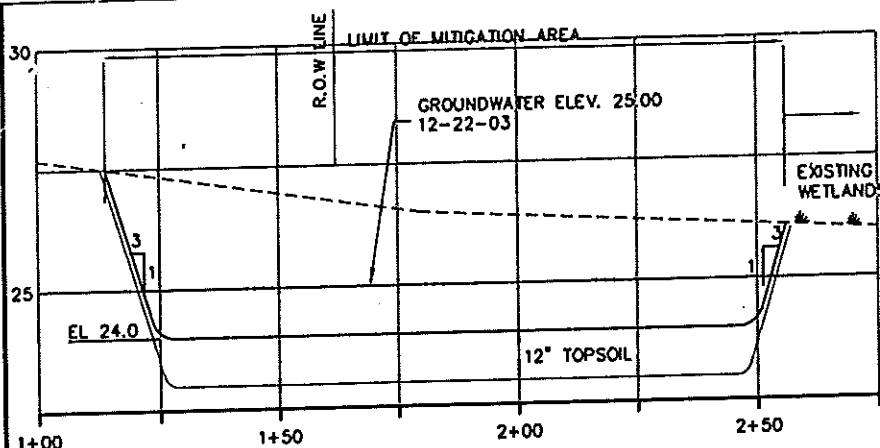
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DATE: DECEMBER 22, 2003
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 Horiz. Scale: 1 inch = 40 ft.

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 AREA

MITIGATION AREA C
 2,995 SF PALUSTRINE
 SCRUB-SHRUB WETLAND
 (SEE TABLE 3 OF
 MITIGATION REPORT
 FOR PLANTINGS)

Plan Scale
 1 inch = 50 ft.

MITIGATION AREA C
 26,251 SF PALUSTRINE
 FORESTED WETLAND
 (SEE TABLE 3 OF
 MITIGATION REPORT
 FOR PLANTINGS)

TP-12
 STANDPIPE ONLY
 (INSTALLED BY
 HAND ON 12/12/03)

HRP
ASSOCIATES, INC.
 Environmental/Civil Engineering
 and Hydrogeology
 Plainville, CT 06062

MIDDLETOWN HIGH SCHOOL & VO-AG CENTER
 MITIGATION AREA C

APPLICANT:
 MIDDLETOWN HIGH SCHOOL BUILDING COMMITTEE

DATE: DECEMBER 22, 2003
 REVISED: 02-27-04

HRP PROJECT NO.
 DEC0002.PC

3
 10

